

LAND USE AND ZONING COMMITTEE

January 24, 2008

The Land Use and Zoning Committee hereby find and determine that all formal actions were taken in an open meeting and that all deliberations of the Land Use and Zoning Committee, which resulted in formal action, were taken in a meeting open to the general public, in full compliance with applicable legal requirements of Section 121.22 of the Ohio Revised Code.

The meeting was called to order at 7:00 p.m.

The following members were present: Messrs. Bodnar, Haycox, Hazel, Hulihan, Klco, Morse, Welch, Terriaco, and Messes. Ross, Diak and Garland. Staff: David Radachy.

There were three cases:

Case #1, Concord Township Text Change to Section XXII:

Staff explained that the change was to add light manufacturing as a conditional use to parcels that were in both Gateway Business, GB and Research and Development 2, RD-2. This change was asked for by Concord Real Estate Investments who owns the four parcels that meet the characteristics that were describe in the text.

Staff explained that there were some issues with the text change. First of all there are no proposed conditions for this use. Staff pointed out that there was a foot note at the bottom of the table of permitted uses that states *"For split-zoned parcels located with the GB and RD-2 districts, with frontage on Auburn Road, Capitol Drive and Discovery Drive, light manufacturing will be a conditional use, subject to the conditions set forth in 22.02 (B) of this zoning resolution."* 22.02 B of the Concord Township Zoning Resolution states: *"A use listed in Section 22.03 shall be permitted as a conditional use in a district when denoted by the letter "C", provided the Board of Zoning Appeals first makes the determination that the requirements and procedures of Section XIII, Conditional Use Permits, and Section XXXVI, Site Plan Review, of the Zoning Resolution have been met."* There are no conditions listed in this section nor is there a reference to section XIII, the conditional use section of the Concord Township Zoning Resolution.

The proposed language states: *"For split-zoned parcels located with the GB and RD-2 districts, with frontage on Auburn Road, Capitol Drive and Discovery Drive, light manufacturing will be a conditional use, subject to the conditions set forth in 22.02 (B) of this zoning resolution."* The way the text amendment is written, it would only effect parcels 8A-20A-1 and 8A-20A-3. Parcel 8A-20A-4 lacks frontage on Capitol Parkway and Parcel 8A-20A-5 is meant to be road and lacks frontage on Capitol Parkway.

Staff showed where the split zoning parcels were located. He gave a timeline for the Auburn-Crile Business Corridor Study. He also showed the goals of the Auburn-Crile Corridor study which stated:

- Improve the overall appearance of the corridor, including architecture, access management, landscaping and signage so it presents a positive impression of the Township.
- Eliminate the unplanned and inefficiently managed commercial growth patterns.